



***Board of Zoning Appeals Public Hearing
January 18, 2011 —7:00 P.M***

CASE NUMBER:	V-11-003
PROPERTY LOCATION:	10500 Block of Montclair Way, Johns Creek, GA 30022 1st District, 1st Section Land Lot 412
CURRENT ZONING:	R-2 Conditional (Single Family Dwelling District)
PARCEL SIZE:	2.29 Acres
PROPERTY OWNER:	Jing Shi
PETITIONER:	Charles Kavosifar

REQUEST

The applicant is in the process of constructing a private tennis court and would like to provide for outdoor lighting of the court. Due to the location/placement of the tennis court on the property, the applicant would be unable to comply with the 50-foot light pole setback applied to outdoor recreational facilities, and therefore, has requested a variance to encroach 35 feet into the 50-foot light pole setback from the east property line. The subject property is an existing single family residential lot located in the Montclair subdivision, zoned R-2 Conditional (Single Family Dwelling District).

The Department would note that although the placement of the proposed light poles is pending this variance request, the submitted photometrics page indicates that the illumination levels of the light poles would comply with the City of Johns Creek Night Sky Ordinance for maximum allowed off-site spill of 0.5 footcandles along residential property lines.

ADJACENT ZONING AND LAND USES

The subject property is an existing residential lot located in the Montclair subdivision, zoned R-2 Conditional (Single Family Dwelling District). The subject property is bounded by R-2 Conditional zoned property on all sides. North of the subject property is the Sugar Mill subdivision, zoned CUP Conditional (Community Unit Plan District). Directly east and south of the property is the Abbotts Bridge – Chattahoochee River National Recreation Area and the Chattahoochee River. Further east is the Woodward Academy, zoned R-2 Conditional. West of the subject property is Quail Hollow Estates, zoned CUP Conditional.

APPLICABLE CODE REQUIREMENTS

City of Johns Creek Zoning Ordinance; Article IV: General Provisions; Section 4.9.: Night Sky Ordinance; Subsection 4.9.5.: Special Uses.

A.: Outdoor Sports, Recreation Fields, or Performance Areas.

3. Off Site Spill. The installation shall also limit off-site spill (off the parcel containing the sports facility) to the maximum extent possible consistent with the illumination constraints of the

design. For all recreational or social levels of play and training fields, as well as, performance areas, illumination levels shall not exceed 1.5 footcandles at any location along any non-residential property line, and 0.5 foot-candles at any location along any residential property line.

5. Setback. All light poles shall be set back the greater of fifty feet or one foot for every foot in height from any residential property line or right-of-way.

Aerial and Vicinity Map

